



109, 1717 60 Street SE  
Calgary, Alberta

MLS # A2299560



**\$199,900**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	669 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 635
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** n/a

Welcome to Elliston Park, an ideally located complex directly across from the park it's named after, home to the renowned GlobalFest fireworks festival. Imagine enjoying spectacular summer fireworks right from your doorstep. This well-appointed unit offers over 600 sq. ft. of thoughtfully designed living space, featuring 1 bedroom, 1 den, 1 full bathroom, and a titled underground parking stall. Inside, you'll find stylish laminate flooring throughout and a bright, open-concept layout that maximizes both space and comfort. The spacious living room is filled with natural light and features sliding glass doors that open onto a private patio, perfect for summer barbecues and relaxing outdoors. The kitchen is both functional and inviting, complete with white cabinetry and clean, well-maintained appliances. The generously sized primary bedroom includes double closets, while a full 4-piece bathroom and in-suite laundry add everyday convenience. Perfectly situated, this home is close to schools, playgrounds, shopping, and public transit, making it an excellent choice for families, first-time buyers, or investors alike. Don't miss this fantastic opportunity - book your private showing today!